



US Properties

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www.uspropre.com

CLASS A OFFICE SPACE AVAILABLE FOR LEASE



**541 Eastern Point Rd.
Groton, CT**



- Former state-of-the-art Pfizer building, outside of the main campus, overlooking the Thames River.
- Lease Rate: \$14.00 NNN.
- On site parking for 130 cars. Enterprise Zone.
- 1st floor: 500 SF; 2,880 SF; and 850 SF. 2nd floor: 3,463 SF.
- Building amenities include: new HVAC, auditorium, men & women's shower, close to several marinas, golf course, airport, & rail service.

For more information please contact

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All information furnished is from reliable sources and is submitted subject to errors, omissions, change of terms and/or conditions, prior sales, lease, financing or withdrawal without notice.



Commercial Property Card

Print Date: 2/10/2016

Card 1 of 1

Account	Location	Zoning	Deed Book/Page	Acres
168814438162	541 EASTERN POINT RD	GI	1150/071	3.22
District	Use Code			
CITY OF GROTON	GENERAL OFFICE BUILDINGS			

Current Owner

ICE CUBE BUILDING LLC
70 BRIDGE ST
GROTON CT 06340

Building Information

Building No:	1
Year Built:	1992
No of Units:	1
Structure Type:	OFFICE BUILDING - LOW
Building Total Area:	26800 sqft.
Grade:	A
Identical Units:	

Valuation

Land:	\$402,500
Building:	\$5,170,000
Total:	\$5,572,500
Total Assessed Value:	\$3,900,750

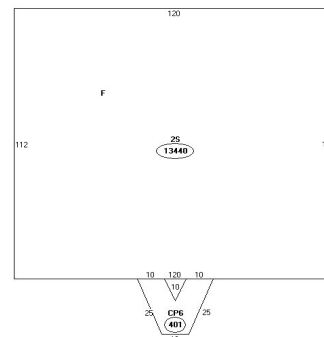
Recent Sales

Book/Page	Date	Price
661/196	4/3/1998	\$0
1150/071	6/12/2015	\$400,000

Property Picture



Building Sketch



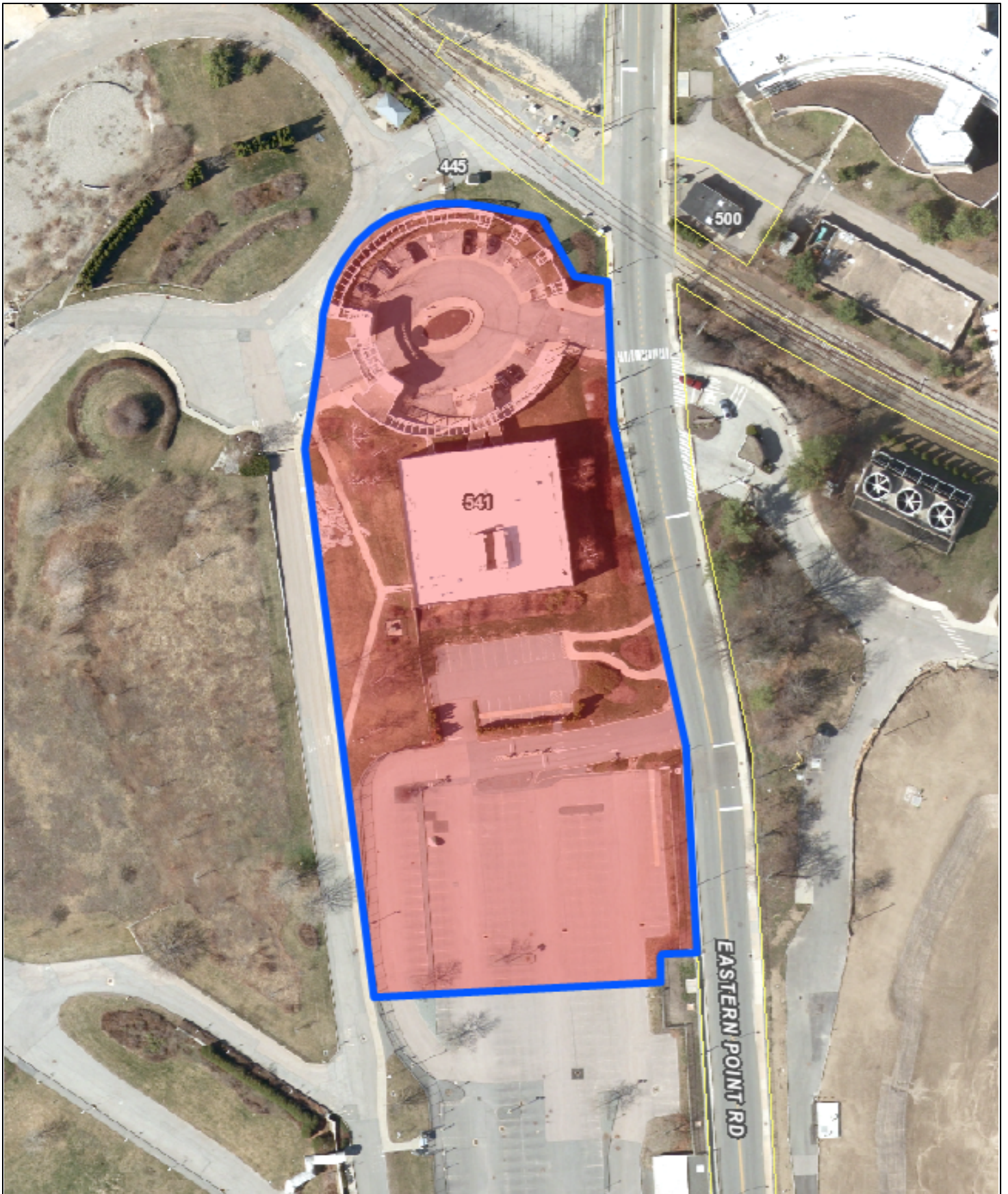
Description
 A 092
 13400 sq
 B 093
 13400 sq
 C 25
 13440 sq
 D 095
 401 sqft
 E 091
 67500 sq
 F 051
 2000 sqft

Sketch Legend

-----	Main Living Area	1SMA	Masonry	GRHS	Attached Greenhouse
1FR	Frame	OMP	Open Masonry Porch	CAT	Cathedral Ceiling
OFF	Open Frame Porch	EMP	Enclosed Msry Porch	SOP	Screen Open Msry Prch
EFP	Enclosed Frame Porch	MUB	Masonry Utility	SMP	Screen Open Msry Prch
FUB	Frame Utility Building	MB	Masonry Bay	CPAT	Concrete Patio
FB	Frame Bay	MOH	Masonry Overhang	B	Basement
FG	Frame Garage	.SMA	1/2 Story Masonry		
FOH	Frame Overhang	MP	Masonry Patio		
.SFR	1/2 Story Frame	WD	Wood Deck		
A(U)	Attic (Unfinished)	CPY	Canopy		
A(F)	Attic (Finished)				

Exterior/Interior Information

Levels	Use Type	Ext. Walls	Const. Type	Heating	A/C	Condition
01 - 01	OFFICE BUILDING	GLASS	FIRE RESIST	HOT AIR	UNIT	NORMAL
02 - 02	OFFICE BUILDING	GLASS	FIRE RESIST	HOT AIR	UNIT	GOOD



Disclaimer:
The planimetric and topographic information depicted on this map was compiled by The Survey Map Company based on an aerial photograph for most in April 2010. The parcel and property line information depicted on this map has been compiled from recorded deeds, maps, asessor records, and other sources of information in the Town of Groton. The intent of this map is to depict a graphical representation of real property information relative to the planimetric features for the Town of Groton and is subject to change as more accurate survey may disclose. The Town of Groton and the mapping companies assume no legal responsibility for the information contained in this data.
THIS MAP IS NOT TO BE USED FOR THE TRANSFER OF PROPERTY.
Horizontal Datum:
Geocentric State Plane Coordinates, North American Datum of 1983 (NAD83 Feet)
Vertical Datum:
North American Vertical Datum of 1988 (NAVD88)

Town of Groton 541 EASTERN POINT RD



Date: 2/10/2016